133.0	0006	0010.B	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 986,900 / 986,900
					USE VALUE: 986,900 / 986,900
					ASSESSED: 986,900 / 986,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		TEMPLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REISSIS JAMES & GEORGIA		
Owner 2:	LIFE ESTATE		
Owner 3:			
Street 1:	46 TEMPLE ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	REISSIS JAMES & GEORGIA -
Owner 2:	-
Street 1:	46 TEMPLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,458 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Clapboard Exterior and 2448 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7458.000	405,600	1,900	579,400	986,900
Total Card	0.171	405,600	1,900	579,400	986,900
Total Parcel	0.171	405,600	1,900	579,400	986,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.15 | /Parcel: 403.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0006-0010.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	405,700	1900	7,458.	579,400	987,000	987,000	Year End Roll	12/18/2019
2019	101	FV	320,800	1900	7,458.	611,600	934,300	934,300	Year End Roll	1/3/2019
2018	101	FV	320,800	1900	7,458.	450,600	773,300	773,300	Year End Roll	12/20/2017
2017	101	FV	320,800	1900	7,458.	431,300	754,000	754,000	Year End Roll	1/3/2017
2016	101	FV	320,800	1900	7,458.	399,100	721,800	721,800	Year End	1/4/2016
2015	101	FV	313,300	1900	7,458.	334,700	649,900	649,900	Year End Roll	12/11/2014
2014	101	FV	313,300	1900	7,458.	327,000	642,200	642,200	Year End Roll	12/16/2013
2013	101	FV	313,300	1900	7,458.	311,600	626,800	626,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10388

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REISSIS JAMES &	56538-550		3/1/2011	Convenience	1	No	No		
	10388-379		10/24/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/17/2009	Inspected	163	PATRIOT
2/9/2009	Measured	294	PATRIOT
11/6/2000	Hearing Chag	201	PATRIOT
11/3/1999	Meas/Inspect	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7458		Sq. Ft.	Site		0	90.	0.86	10									579,364						579,400	

Total AC/HA: 0.17121 | Total SF/SM: 7458 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 579,364 | Spl Credit | Total: 579,400

PRINT

Date	Time
12/11/20	00:41:56

LAST REV

Date	Time
07/25/11	14:06:57

mmcmakin

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 85696
GIS Ref:
GIS Ref:
Insp Date: 03/17/09

!10388!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	85696
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.29338229
Const Adj.:	0.98990101
Adj $ / SQ:	160.040
Other Features:	102500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	551037
Depreciation:	145474
Depreciated Total:	405564

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

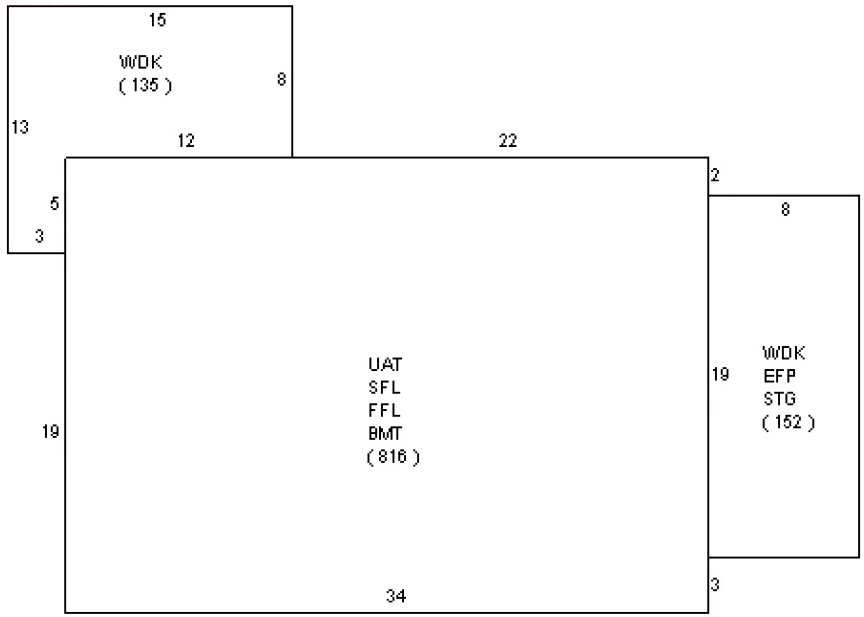
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	193.65
Special Features:	0	Val/Su Net:	125.07
Final Total:	405600	Val/Su SzAd	248.53

SKETCH



SUB AREA

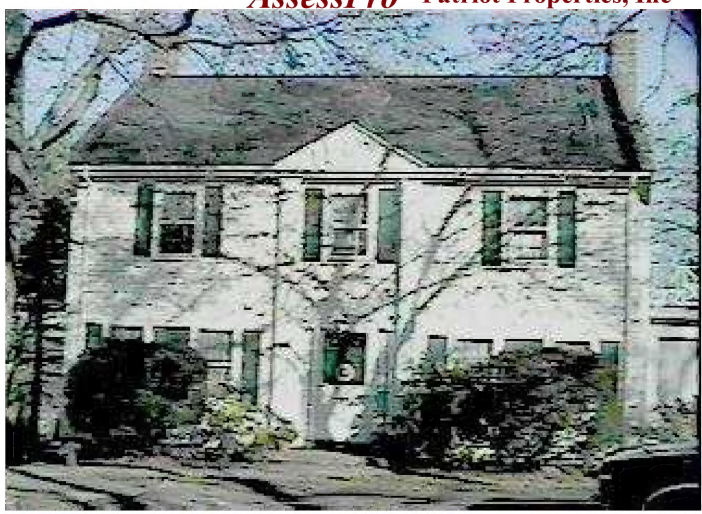
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	71.420	58,277
FFL	First Floor	816	160.040	130,593
SFL	Second Floor	816	160.040	130,593
WDK	Deck	287	9.390	2,695
UAT	Upper Attic	204	112.030	22,854
EFP	Enclos Porch	152	44.680	6,791
STG	Storage	152	7.240	1,101
	Net Sketched Area:	3,243	Total:	352,904
Size Ad	1632	Gross Are	3855	FinArea 2448

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	C	
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 133.0-0006-0010.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	PR	1932	28.89	T	64	101			1,900			1,900

More:	N	Total Yard Items:	1,900	Total Special Featues:		Total:	1,900